



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

October 19, 2010

24 OCTOBER 19, 2010

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

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*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:  
ALONDRA PARK POOL/WATER PLAY/SKATE PARK PROJECT  
UNINCORPORATED COMMUNITY OF EL CAMINO VILLAGE  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6857; CAPITAL PROJECT NO. 86749  
(SECOND DISTRICT) (3 VOTES)**

**SUBJECT**

This action is to award a construction contract to Woodcliff Corporation for construction of the Alondra Park Pool/Water Play/Skate Park Project in the Unincorporated Community of El Camino Village.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Approve the revised total project budget of \$16,075,561 for the Alondra Park Pool/Water Play/Skate Park Project, Capital Project No. 86749.
2. Find that Woodcliff Corporation is the apparent Lowest Responsive and Responsible Bidder for the Alondra Park Pool/Water Play/Skate Park Project, and award a construction contract for \$8,819,000, subject to timely submittals to the County of satisfactory baseline construction schedules, acceptable Faithful Performance and Payment for Labor and Material Bonds, and evidence of required contractor insurances.

*"To Enrich Lives Through Effective And Caring Service"*

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3. Delegate authority to the Director of Public Works to determine, in accordance with the applicable contract and bid specifications, whether the contractor has satisfied the conditions for contract award, and authorize the Director of Public Works to execute the construction contract, in the form previously approved as to form by County Counsel, with Woodcliff Corporation and to establish the effective date of the construction contract if the Director of Public Works determines that the above conditions have been satisfied.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow the Department of Public Works (Public Works) to proceed with construction of the Alondra Park Pool/Water Play/Skate Park Project.

### **Project Scope**

The project includes replacing the existing facilities with a new approximately 25-yard by 25-meter pool, a 6,000-square-foot pool house and recreation building, a 3,000-square-foot water play area, a 14,000-square-foot skateboard park, a new restroom building, a picnic shelter, and various other general improvements.

On July 20, 2010, your Board adopted plans and specifications for the project and instructed the Executive Officer of your Board to advertise for bids. Bids were received on August 24, 2010, and Woodcliff Corporation was the apparent lowest bidder, as defined under Facts and Provision/Legal Requirements, for the project. A summary of the bids is included in Attachment B.

As authorized by your Board on July 20, 2010, a consultant services agreement was executed with Woodcliff Corporation to prepare a baseline construction schedule for a \$7,000 not-to-exceed fee, which will be subtracted from its total lump sum construction bid as described in the Instruction to Bidders.

### **Sustainable Design Program**

The project supports your Board's Sustainable Design Program by using water efficient plumbing fixtures, energy efficient light fixtures with light sensors, and photo voltaic cells, which converts sunlight into electrical energy for outdoor lighting. Utility savings are anticipated due to the reduction in electricity and water usage as a result of the sustainable elements included in the design. The project will incorporate low environmental impact designs, drought tolerant landscaping, and other sustainable

green building features that will meet Silver Certification requirements of the U. S. Green Building Council's Leadership in Energy and Environmental Design program.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by delivering customer-oriented and efficient public services; Children, Family, and Adult Well-Being (Goal 2) by enriching lives through integrated cost-effective and client-centered supportive services; and Community and Municipal Services (Goal 3) by enriching the lives of County of Los Angeles residents and visitors by providing access to recreational facilities, ensuring quality regional open space, and delivering customer-oriented municipal services to the County's diverse unincorporated communities.

### **FISCAL IMPACT/FINANCING**

The total estimated project cost of \$19,380,318 will be reduced to \$16,075,561 to reflect the net difference of the decrease of the construction contract, increase in utility connection estimates, and increase in Leadership in Energy and Environmental Design certification and inspection fees. The revised project budget includes plans and specifications, plan check, construction, change orders, consultant services, Civic Art allocation, and County services.

The project is funded by \$11,334,561 in net County cost and \$4,741,000 of net County cost allocated for Enhanced Unincorporated Area Services (Proposition 62). Sufficient funds are available in the Fiscal Year (FY) 2010-11 Capital Projects Budget under Capital Project No. 86749. The net difference of \$3,304,757 will be transferred to other projects upon identification of Second District priorities. The Project Schedule and Budget Summary are included in Attachment A.

### **Operating Budget Impact:**

Based on the description of the project, the Department of Parks and Recreation (Parks and Recreation) anticipates ongoing annual operating costs of approximately \$522,000 for recreation and maintenance staff, supplies and equipment, and utilities to operate the new pool, pool building, water splash pad, and skateboard area. Parks and Recreation will work with the Chief Executive Office to confirm the appropriate level of funding for the ongoing operating costs and will request these funds in its FY 2011-12 New Facilities Budget request.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The contract contains terms and conditions supporting your Board's ordinances and policies, including but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence and General Relief Opportunities (GAIN/GROW); Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

Applicable law, including the State Public Contract Code, requires the County to award construction contracts to the apparent Lowest Responsive and Responsible Bidder, which refers to the firm that: (1) submits the bid with the lowest cost; (2) is deemed by the County to be "responsive" to specific criteria under the solicitation, including, but not limited to, licensure, bonding, and insurance requirements; and (3) is determined by the County to be a "responsible" bidder by exhibiting the quality, fitness, capacity, experience, and trustworthiness to satisfactorily perform the work required under the bid solicitation.

To ensure that the contract is awarded to the Lowest Responsive and Responsible Bidder with a satisfactory history of performance, bidders are required to report violations of the False Claims Act, criminal convictions, civil litigation, defaulted contracts with the County, complaints filed with the contractors' State License Board, labor law/payroll violations, and debarment actions. As provided for in Board Policy 5.140, the information reported by the contractor was considered before making a recommendation to award.

As required by your Board, the project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004. The Arts Commission has contracted with an artist to provide shadow designs on the skate park and pool deck.

## **ENVIRONMENTAL DOCUMENTATION**

On July 8, 2008, your Board adopted the Final Mitigated Negative Declaration and Mitigation Monitoring Plan for the project and adopted the Greenhouse Gas Impact Addendum under the California Environmental Quality Act. A Notice of Determination was filed with the Registrar-Recorder/County Clerk.

### **CONTRACTING PROCESS**

On July 20, 2010, your Board adopted plans and specifications for the Alondra Park Pool/Water Play/Skate Park Project and instructed the Executive Officer of your Board to advertise for bids. On August 24, 2010, 18 bids were received. Woodcliff Corporation was found to be the apparent Lowest Responsive and Responsible Bidder for the project.

Public Works' fair construction cost estimate for the base construction contract was \$12,560,000. The low bid amount was \$8,826,000. Due to current economic conditions, Public Works received unusually low bids. As a result, the savings of \$3,304,757 are reflected on the Project Budget Summary with a revised project budget of \$16,075,561.

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees that they may be eligible for the Federal Earned Income Credit under the Federal income tax law (Federal Income Tax Law, Internal Revenue Service Notice 1015).

The contract requires the contractor to pay its employees applicable prevailing wages in accordance with the California Labor Code.

Woodcliff Corporation's Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended construction.

The Alondra Park pool has been closed since May 2008 for the park's improvements. Other pools in close proximity to Alondra Park are available for the 2010-11 swim season.

The Honorable Board of Supervisors  
October 19, 2010  
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**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Department of Public Works, Project Management Division II; Arts Commission; and the Department of Parks and Recreation.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:BC:GF  
DJT:AH:zu

Attachments

c: Executive Office, Board of Supervisor  
County Counsel  
Auditor-Controller  
Office of Affirmative Action Compliance  
Parks and Recreation  
PublicWorks

October 19, 2010

**ATTACHMENT A**

**DEPARTMENT OF PUBLIC WORKS:  
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UNINCORPORATED COMMUNITY OF EL CAMINO VILLAGE  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6857; CAPITAL PROJECT NO. 86749  
(SECOND DISTRICT) (3 VOTES)**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Design		
Contract Execution	03/27/07*	
Construction Documents	09/04/08*	
Jurisdictional Approvals	04/10/09*	
Construction		
JOC Demolition NTP	07/21/08*	
JOC Demolition	04/30/09*	
Contraction Bid and Award	09/14/10	11/30/10
Substantial Completion	11/01/11	01/10/12
Construction Completion	01/02/12	02/09/12
Contract Acceptance	03/01/12	06/27/12

\*Indicates completed activities

**II. PROJECT BUDGET SUMMARY**

Budget Category	Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition			
Construction	\$ -	\$ -	\$ -
Job Order Contract	\$ 410,000	\$ -	\$ 410,000
Gordian Group	\$ -	\$ 4,991	\$ 4,991
Construction Contract	\$ 12,560,000	\$ (\$3,741,000)	\$ 8,819,000
Services Agreement (Scheduling)	\$ -	\$ 7,000	\$ 7,000
Bid Contingency	\$ -	\$ -	\$ -
Change Orders	\$ 1,286,220	\$ -	\$ 1,286,220
Departmental Crafts	\$ -	\$ -	\$ -
Youth Employment	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -
Construction Consultants	\$ -	\$ -	\$ -
Misc. Expense	\$ -	\$ -	\$ -
Utility Connection Fees	\$ -	\$ 299,252	\$ 299,252
Civic Arts	\$ 142,200	\$ -	\$ 142,200
Subtotal	\$ 14,398,420	\$ (3,429,757)	\$ 10,968,663
Programming/Development	\$ -	\$ -	\$ -
Plans and Specifications	\$ 1,559,012	\$ -	\$ 1,559,012
Consultant Services	\$ -	\$ -	\$ -
Deputy Inspection	\$ 473,184	\$ -	\$ 473,184
Site Planning	\$ -	\$ -	\$ -
Hazardous Materials	\$ 33,210	\$ -	\$ 33,210
Geotech/Soils Test	\$ 14,800	\$ -	\$ 14,800
Material Testing	\$ -	\$ 25,000	\$ 25,000
Cost Estimating	\$ 48,469	\$ -	\$ 48,469
Topographic Surveys	\$ 12,190	\$ -	\$ 12,190
Construction Management	\$ 119,135	\$ -	\$ 119,135
Construction Administration	\$ -	\$ -	\$ -
Environmental	\$ -	\$ -	\$ -
Move Management	\$ -	\$ -	\$ -
Equipment Planning	\$ -	\$ -	\$ -
Legal	\$ -	\$ -	\$ -
Contract/Change Order	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -
Subtotal	\$ 700,988	\$ 25,000	\$ 725,988

<b>Budget Category</b>	<b>Project Budget</b>	<b>Impact of this Action</b>	<b>Revised Project Budget</b>
Miscellaneous Expenditures			
Office of Affirmative Action	\$ 27,398	\$ -	\$ 27,398
Printing	\$ 17,602	\$ 20,000	\$ 37,602
Furniture, Fixture, and Equipment	\$ 25,000	\$ -	\$ 25,000
Subtotal	\$ 70,000	\$ 20,000	\$ 90,000
Jurisdictional Review/Plan Check/Permit			
Building and Safety Plan Check	\$ 75,752	\$ -	\$ 75,752
Fire Department	\$ 13,253	\$ -	\$ 13,253
Health Department	\$ 8,618	\$ -	\$ 8,618
Regional Planning	\$ 2,953	\$ -	\$ 2,953
Air Quality Management District	\$ 5,424	\$ -	\$ 5,424
Environmental Programs	\$ 2,000	\$ -	\$ 2,000
Land Development	\$ 6,500	\$ -	\$ 6,500
Materials Engineering	\$ 10,000	\$ -	\$ 10,000
State Water Resource Board	\$ 500	\$ -	\$ 500
Subtotal	\$ 125,000	\$ -	\$ 125,000
County Services			
Code Compliance and Quality Control Inspections	\$ 355,410	\$ 80,000	\$ 435,410
Design Review	\$ -	\$ -	\$ -
Design Services	\$ 1,440	\$ -	\$ 1,440
Contract Administration	\$ 65,077	\$ -	\$ 65,077
Project Management	\$ 1,618,128	\$ -	\$ 1,618,128
Project Management Support	\$ 195,180	\$ -	\$ 195,180
ISD Job Order Contract Management	\$ -	\$ -	\$ -
DPW Job Order Contract Mgmt.	\$ -	\$ -	\$ -
ISD ITS Communications	\$ 27,000	\$ -	\$ 27,000
Project Security	\$ -	\$ -	\$ -
Project Technical Support	\$ 110,773	\$ -	\$ 110,773
County Counsel	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -
Consultant Contract Recovery	\$ 153,890	\$ -	\$ 153,890
Design Services	\$ -	\$ -	\$ -
Subtotal	\$ 2,526,898	\$ 80,000	\$ 2,606,898
<b>Total</b>	<b>\$ 19,380,318</b>	<b>(\$ 3,304,757)</b>	<b>\$ 16,075,561</b>

October 19, 2010

**ATTACHMENT B**

**DEPARTMENT OF PUBLIC WORKS:  
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UNINCORPORATED COMMUNITY OF EL CAMINO VILLAGE  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6857; CAPITAL PROJECT NO. 86749  
(SECOND DISTRICT) (3 VOTES)**

**Bid Opening:** August 24, 2010

**Bid Summary:** See attached table

**Financial Information:**

Public Works' fair construction cost estimate was \$12,560,000.

The construction contract will be issued to Woodcliff Corporation for \$8,819,000 (the amount of its base lump sum bid, minus \$7,000, the amount of the consultant services agreement previously awarded to Woodcliff Corporation for preparation of the baseline construction schedule, schedule of values, and storm water pollution prevention plan).